



# How are Land Use Decisions made in Addison?



# Addison Land Use Decision Goal

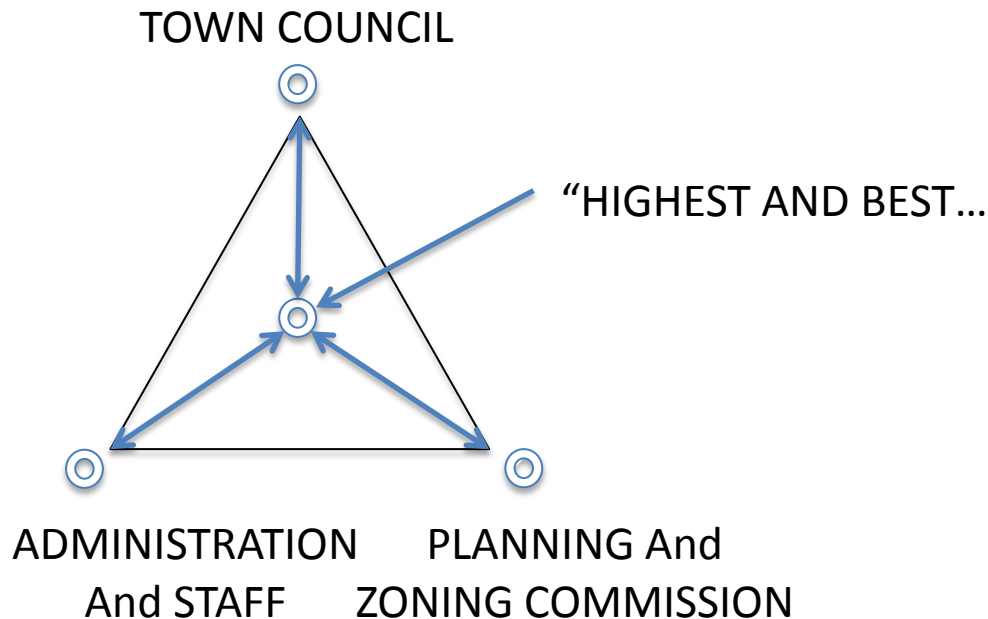
## Raising the bar - Why?



- Find and realize the “highest and best” possible use for Addison’s land, recognizing:
  - Land use decisions have and provide
    - Long-term implications
    - Opportunities for improvements, and
  - Development envelope should be “pushed” as the Town evolves
    - Status quo land use development is acceptable, however not desirable

# Addison Land Use Decisions

## Who is involved\*?

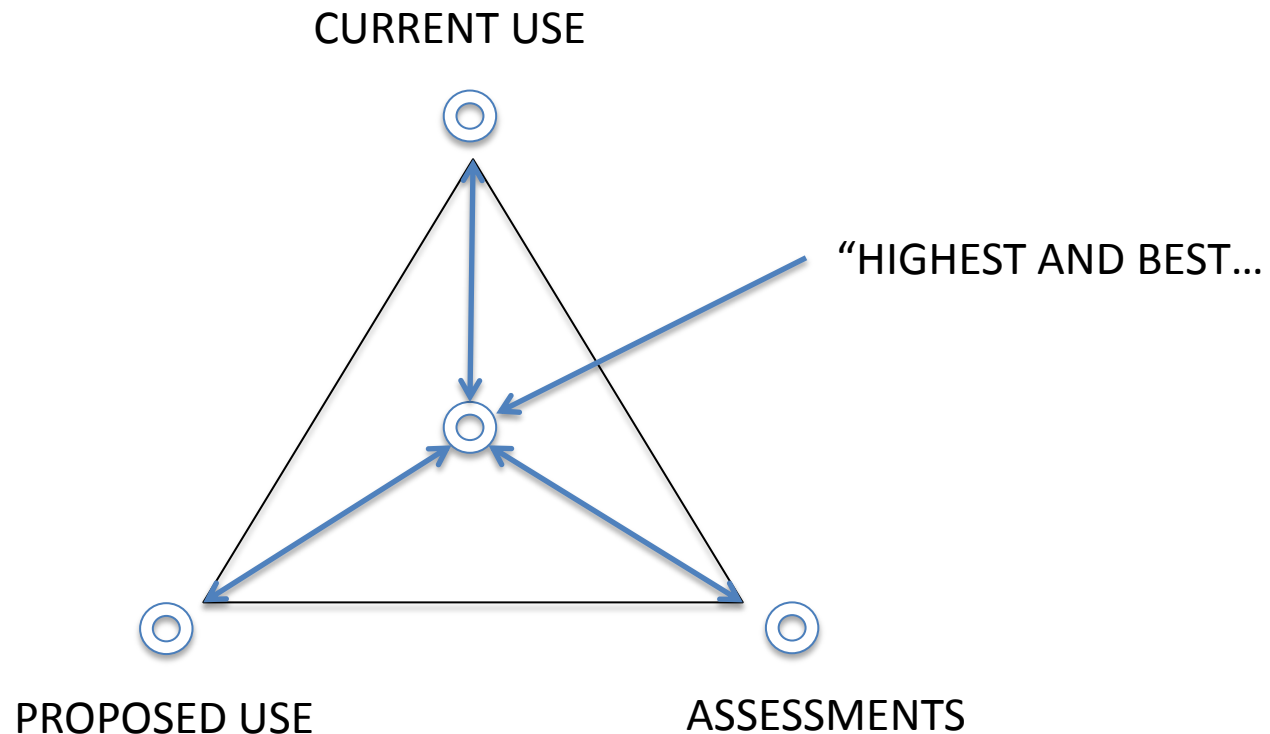


- Development Department (Staff)
- Office of City Manager (Administration)
- Planning and Zoning Commission
- Town Council

\* Note: Any group can request a legal assessment/opinion. Consultants may also be involved when their expertise is required.

# Addison Land Use Decisions

## What is involved?



# Addison Land Use Decisions

## What factors are involved?



- Land Use Categories –  
Eleven currently approved
- Land Use Success Factors -  
Seven currently defined
- Methodology - Each  
proposed land use is  
assessed or graded based  
upon the success factors as  
applied to that use category
  - **Green** - Meets expectations
  - **Yellow** – Somewhat lacking or  
deficient vs. expectations
  - **Red** - Does not meet Addison's  
expectations
- Land Use Categories expanded:
  - Single family
  - Multi-family
  - Retail
  - Office/Commercial
  - Industrial
  - Airport
  - Mixed use
  - Parks and Open Space
  - Community facilities
  - Arts & Cultural
  - Utilities
- Land Use Success Factors  
expanded:
  - Competitiveness
  - Safety
  - Functionality
  - Visual appeal
  - Amenities support
  - Environmental responsibility
  - Walkability

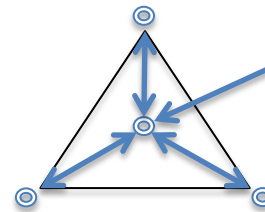
# Addison Land Use Decisions

## Current Use Considerations



- Town sector?
  - 1 through 6
- Current Use Plat/Parcel Assessments?
  - G, Y, or R
- Accepted Use?
  - Single/Multi Family, Retail, Office/Commercial, et al.
- Grandfathered exemption?
  - Still valid?
- Special Circumstances?

Current Use



Highest and Best...

Proposed Use Assessments

Sectors



Attributes of Success Matrix

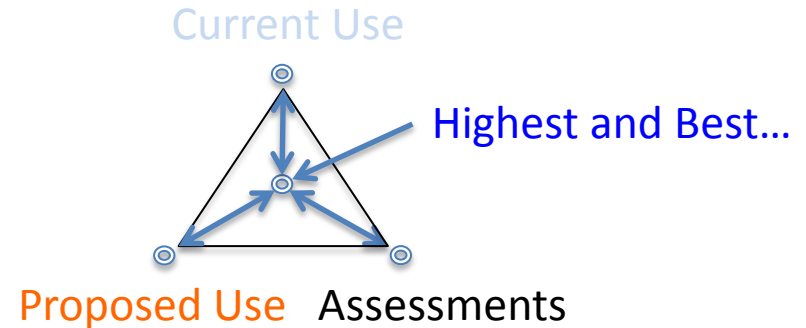
14601-14603 Inwood Road		2-G
Attribute	Comment	Score
Competitive	This shopping center has fared poorly since the decline of liquor sales on Inwood Road. The center is too far from Belt Line Road to get any retail traffic. It is not competitive.	Red
Safe	Site has good visual accessibility. It is safe.	Green
Functional	Site is functional, but struggles with out-dated design and poor location for retail.	Yellow
Visually Appealing	Shopping center has a dated façade and is in need of a remodel or facelift.	Yellow
Supported with Amenities	Businesses along Inwood Road are not within walking distance of restaurants and business amenities. Some further north have amenities close by, but this site does not.	Yellow
Environmentally Responsible	The site was developed prior to the Town's landscaping requirements. The landscaping in the center needs to be better maintained and renovated.	Yellow
Walkable	The site is not in a great location for walkability. There are not sidewalks on either side of Inwood Road.	Yellow
Overall assessment	This center has struggled since liquor stores along Inwood closed. The fact that this center and the adjacent center at 14639-14645 Inwood Road have the same ownership offers some hope for a comprehensive redevelopment for the two centers.	Yellow

# Addison Land Use Decisions

## Proposed Use Considerations



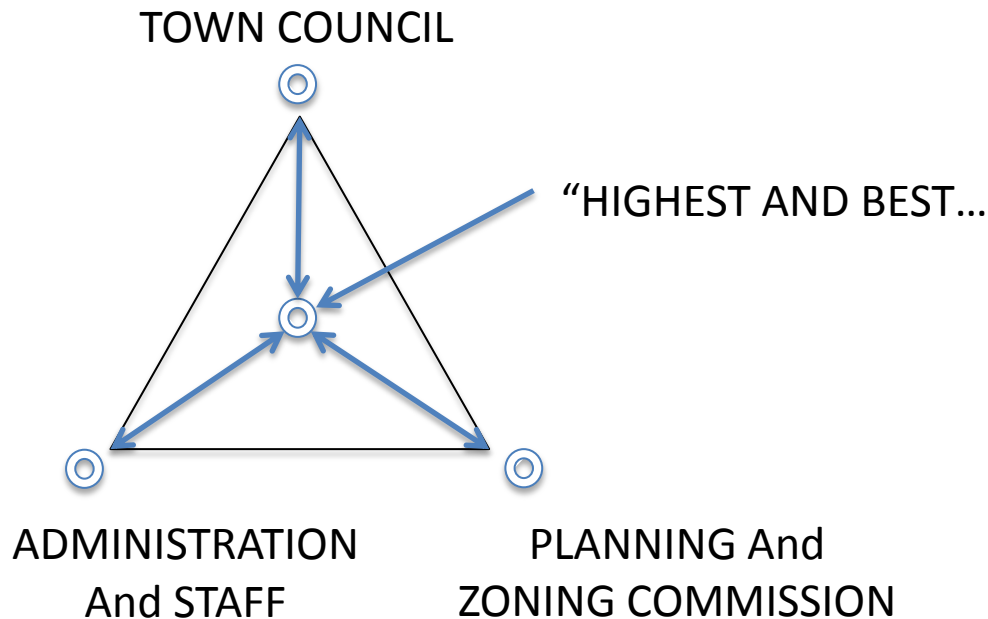
- Town sector?
  - 1 through 6
- **Proposed** Plat/Parcel Assessments?
  - G, Y, or R
- Accepted/New Use?
  - Single/Multi Family, Retail, Office/Commercial, et al.
- Conforms to Code of Ordinances?
- Grandfathered exemption
  - Still valid?
- Special Circumstances?



Town of Addison Comprehensive Plan		
Land Use Analysis by Sector		Sector 1
Attributes of Success Matrix		
5400 Belt Line Road		1-A
Attribute	Comment	Score
Competitive	This tract contains a legally-conforming single family home, but the owner would like to sell the site, and it is not competitive as currently zoned. The site constraints make it a difficult piece of land to develop with a use that is acceptable to both the owner and the Town.	Red
Safe	Site is safe	Green
Functional	Site is functional for a single-family home, but not particularly desirable for the use with which it is currently zoned.	Yellow
Visually Appealing	The site is one of the most attractive pieces of property in Addison, with a creek and many large specimen trees	Green
Supported with Amenities	The property is located in one of the most desirable neighborhoods in Addison, and is close to many community amenities	Green
Environmentally Responsible	Is environmentally responsible at present, but a commercial development on the property would likely take out most of the mature trees on the site.	Yellow
Walkable	The site is in a good location for walkability, and has potential for a trail connection between the Finance. However, is not walkable at present.	Yellow
Overall assessment	The development of this tract needs to be handled carefully in order to protect the property owner's right to develop his land while not impacting the Lake Forest neighborhood. A trail connection through the tract should be part of any conversations the Town has with future developers.	Yellow



# The Result – Decisions On Highest and Best Possible Land Use



Given:

- Thorough consideration of
  - History
  - Current Use Assessment
  - Proposed Use Designation
- With
  - Staff/Administration Review and Recommendation
  - Citizen/Applicant Input
  - P&Z Review and Recommendation
  - Council Review and Decision

We're Glad You're Here, and  
We're Open for Business!

